

Local Market Update – July 2026

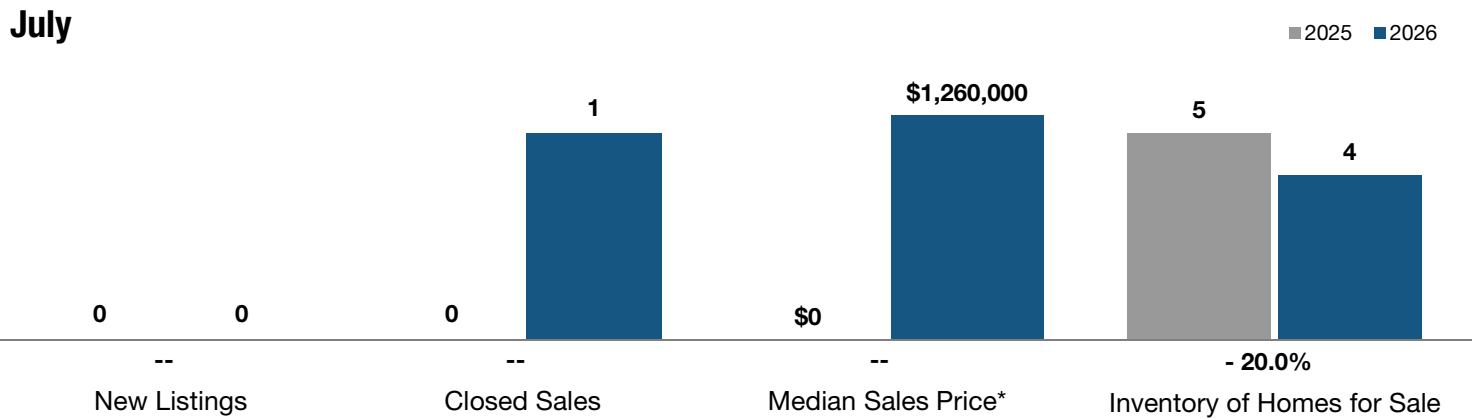
A Research Tool Provided by RESides, Inc. and the
Hilton Head Area REALTORS®



Spanish Wells

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	0	0	--	5	8	+ 60.0%
Closed Sales	0	1	--	2	9	+ 350.0%
Median Sales Price*	\$0	\$1,260,000	--	\$1,957,500	\$1,350,000	- 31.0%
Percent of List Price Received*	0.0%	93.3%	--	89.3%	93.1%	+ 4.3%
Days on Market Until Sale	0	100	--	115	203	+ 76.5%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



Historical Median Sales Price Rolling 12-Month Calculation

